

**4515 Fordham Crescent SE  
Calgary, Alberta**

**MLS # A2250191**



**\$498,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Here's a rare chance to own one of the largest lots in Forest Heights, boasting approximately 7620 sq ft of prime development potential. This oversized lot is located on a quiet, well-established street and features the added bonus of back lane access — perfect for added design flexibility, garage access, or future secondary suites. Whether you're an investor, developer, or looking to build your dream home, this is an unbeatable opportunity. The surrounding area is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. Just steps away from Keeler Elementary School, this location is ideal for families, and it's also only minutes from the Marlborough Shopping Centre, offering easy access to groceries, restaurants, retail, and transit. Major commuter routes including Memorial Drive and 36th Street are nearby, providing quick access to downtown Calgary or east to industrial areas. Whether you're envisioning a multi-unit project or a stunning custom residence, this lot offers incredible potential in an area seeing renewed development interest. Don't miss out on this exceptional land opportunity in the heart of Calgary's southeast.